Steel Makers to End Successful "Flier" in Real Estate With Auction of Hudson River Home Colony IF YOU HAD

Last of Holdings in Famous Riverview Manor to Go on Block Next Saturday---Fortune Spent on Development and Homes--More Than 1.000 Lots and Four Houses to Be Sold

In the sale of the River View Manor of and dwellings next Saturday by Joseph P. Day and J. Clarence Davies persons who are seeking a fine home or a seph P. Day and J. Clarence Davies persons who are seeking a fine home or a site in an attractive section on which to build one, or who desire a good investment, will be given an opportunity which is not offered often. It is seldem that conditions similar to those pertaining to the ownership and sale of this property are to be met. Folk who know the suburbs of New York need not be told much about the character of Hastings-on-the-Hudson, for it is an established place, the home for years of many fine families. It is one of these Hudson River dwelling places so well known for residential refinement and homelike atmosphere which win and hold many to suburban life.

The property is owned by a subsidiary of one of the largest manufacturing concerns of its kind, with financial backing expable of doing great things. This concern is not in the real estate business. It is a business enterprise and years ago



Splendid Apartments to Meet

Demand for Studio Homes

Great is the pride which the builder and the architect take in making their building one which will be highly appre-

ciated by its tenants. It is this pride which is responsible for the great strides the apartment building art has made in

the last decade. Every year builders try to do better work than that of the previous year. The result is always satisfactory to tenants, for builders usually rectify in their new production

the errors of the previous ones, so that it is safe to say that every new house or rather the production of every high

class builder and architect may be ac-cepted as the finest, the last word in

at 200 West Fifty-seventh street, south-west corner of Seventh avenue and Fifty-seventh street. It is a twelve story house, the work of Cars Gilbert for the Rodin Studies Company. As ex-

plained by Mr. Champion of the Pay-

son McL. Merrill Company, which has charge of the renting of the building, it would be difficult indeed to please the

person who could not get the arrange-

ment and the comfort desired in this house. The house is so planned that it is possible for a renter to get almost any amount of space desired and arranged to his satisfaction.

Alternating floors are different in layout from the floor above or the floor

layout from the floor above or the floor below. The difference may be in the size of the rooms, in the size of the apartment or in the location of the rooms in the suite. For example, on one floor the dining room has a rear cutlook; on the next it may front on Seventh avenue or on the interior court. Not only is this true of the dining room but some of the other rooms. This va-riety makes it possible to meet the wish

riety makes it possible to meet the wish of many who may be looking for a fine home in the art and music centre of New York, as the Rodin Studios are lo-

cated opposite Carnegie Hall and near other well known musical centrea. Theodore Frey and Slawson S. Par-

ker, two well known artists, are among those who have rented apartments in the building recently. The suites are ap-pealing to artists because of the large

pealing to artists because of the large studies which front on Fifty-seventh street, thereby securing the north light. These studies are from 21.6 feet to 25 feet wide and are 29 and 30 feet long. Then there are upper studies or bal-conies off which are the sleeping cham-

bers and other compartments.

instance there is the new house



Suppose you could buy at auction on the easiest terms good lots in the Boro of BROOKLYN on a good grade and with good transit (5 cent fare to Manhattan and all

parts of Brooklyn) and in a section where similar lots have sold at private sale from \$500 to \$750 each for \$150 APIECE or suppose they should bring only \$125 APIECE or even less, wouldn't you always regret if you failed to be present? So give your undivided attention to

JERE JOHNSON JR. CO., Real Estate Auctioneers Has been ordered by the

BOND & MORTGAGE GUARANTEE CO.

ABSOLUTE AUCTION WITHOUT RESERVE

MONDAY NIGHT, JULY 30 at 7:30 P. M., in the

Brooklyn Real Estate Exchange 189 Montague Street, Brooklyn

178 DESIRABLE LOTS Avenues M & L E. 57th, E. 58th & E. 59th Sts. SOUTH FLATBUSH

32d Ward, Borough of Brooklyn.

\$5 PER MONTH EACH MONTH or 3% discount for all cash, or on larger purchases 60% on mortgage.

The property is reached by the Flatbush Avenue and Utica Avenue trolley lines. It is within walking distance of Jamaica Bay. ALL TITLES INSURED WITHOUT EXPENSE TO PURCHASERS BY THE TITLE GUARANTEE & TRUST CO. Maps and particulars from the

TITLE GUARANTEE & TRUST CO., 175 Remsen St., Brooklyn, or JERE JOHNSON JR. CO., 193 Montague St., Brooklyn.

REAL ESTATE AT AUCTION

OPPOSITE CARNEGIE HALL.

RODIN STUDIOS , 7th AVENUE AND 57th STREET

SUMMER CAMP FOR RENT.

ADIRONDACK CAMP Upper Saranac Lake. DURYEE & CO., REAL ESTATE.

Saranac Lake, N. Y.

REAL ESTATE FOR SALE.

LAKE SUNAPEE, N. H. For Sale, Furnished Cottage, eleven rooms, fronting on lake. Boat house with two slips. Idea: summer home. Particulars M. P. Ferris, 130 Canal St., N. Y. C. For inspection, I. W. Ferris, Sunapes, N. H.

\$500 Cash
and your present monthly rental will buy your home at Wahwah, New Jersey, and Jarchmont, New York. COUNTRY HOME LEAGUES, 49 W. 32nd St. Telephone Madison Square \$550.

TO LET FOR BUSINESS PURPOSES. MANUFACTURING space in modern day Jight building: elevators, railroad siding; lowed; insurance rates; suitable for any das manufacturing; space up to 20,000 ft. Prady Seat. 1; conditions favorable for male bein; population of 330,000 to draw from. Write for descriptive booklet.

Paterson Industrial Development Co., Boom 207, 5 Cult Street.

Paterson, N. J.

4-STORY PRIVATE DWELLING MADISON AVE., Between WILL LEASE LONG TERM. LOUIS CARREAU THE REPT.

WONDERFULLY located offices, \$10 up, mag-nificent building, high-class service. 110 W. 40.

REAL ESTATE AT AUCTION.

ADJOURNED

For Convenience of Buyers

EXECUTOR'S SALE Balance of 130 lots of the

199

Fully Developed City Lots RIGHT AT E. 174TH ST. SUBWAY STATION

AT BOSTON ROAD AND SOUTHERN BOULEVARD. Within five blocks and overlooking the Bronx International Exposition Grounds, which open early in 1918.

In section fully built up with magnificent apartment houses. One apartment house, 100x175 feet, now being built. Streets regulated, sewered, paved, graded, curbed, &c.

Thursday, July 19, 1917

to Close the Estates of S. Sturges, Dec'd. TERMS LIBERAL Beakmaps may be obtained from

BRYAN L. KENNELLY,

156 BROADWAY. AUCTIONEER. TEL. 1547 CORTLANDT.

WESTCHESTER REAL ESTATE

PELHAM MANOR, N. Y. Three and one-half acres on Espianade and Pelhamdale av. Improved with dwelling containing 24 rooms and five baths, rooms not including disting room, pantries, storerooms and closeta. New plumbling and heating system. Four standpipes and hose for fire protection. Beautiful trees and shrubbery. Other improvements, including bungalow, garage and tennis court. Trolley service at property to Pelham Mance station (five minutes walk); 45 minutes motoride from 42d st. THIS IS AN UNUSUAL OPPORTUNITY.

Full details from

JOSEPH P. DAY, Agent, 31 Nassaust., N. Y. City. Tel. 744 Cort

Mearby Connecticut Properties. Insurance.

A water front on Lake Mahopac; unique point of land, almost entirely surrounded by water; 485 feet frontage; sandy beach for bathing; owner will sell all or will divide with responsible party. J. B. B., Room 1302, 46 West 32d St.

BUNGALOW at Lake Mahopac, five rooms and bath; three more rooms may be finished on second floor; on hilitop plot with water front rights. CALIFORNIA. Dept. S. Room 1302, 49 West 21d St. 'Phone 9260 Mad. Sq.

BEAUTIFUL Dutch Colonial; nine rooms and two baths; in restricted section of Larchmont; five minutes walk toward water from depot; convenient to schools, sicres, &c. Address LaRCHMONT, dept. 8, 59 West 31st St. 'Phone 9361 Madison Sq.

WESTCHESTER REAL ESTATE

BIGGEST REAL ESTATE OFFICE IN THE WORLD Headquarters for Westchester and Long Island Real Estate. BOBERT E. FARLEY ORGANIZATION Country Life Exposition. Grand Central Terminal. (Take Special Elevator on Suburban Ramp.

(Take Special Elevator on Suburban Ramp,

WESTCHESTER COUNTY.

A beautiful English cottage of nine rooms and three baths will be available near Scaradale Station in October for a refined American family; the elevation is high, overlooking a charming country; the environments, accessibility and charm of this offering are ideal. Mr. S. SEYMOUR, 40 West 37d St. Phone 2856 Mad. Sq.

FOR SALE—43,000.00 cash will buy strictly up-to-date residence of seven large rooms, plot 50x109, five minutes' walk west of Mount Vernon station on Harlem Division; attractive terraced garden; house has electricity, gas, hot water heating plant, Pittsburgh automatic instantaneous water heater, electric washing machine; price 37,500.00; much below value as owner for whom it was built is obliged to leave town. J. VANDRIES, 53 St. James Terrace, Sherwood Park, Yonkers, N. Y.

BUILDING SITES ROCHELLE

RIVER VIEW MANOR, Hastings-on-Hudson

at the Auction Sale of

in cash, you may be able to buy a lot

FOR A FEW DOLLARS

and enjoy the same advantages

as the millionaires

Where would you live?

We are going to sell at AUCTION

RIVER VIEW MANOR

all the money you wanted

Millionaires live on the East bank of the Hudson, at Hastings, Dobbs Ferry,

at Hastings-on Hudson-Dobbs Ferry

the most beautiful residential suburb of N. Y.

with every city improvement

394 plots and 4 residences

for whatever they will bring

Saturday, July 21st-on the premises Several Banks and Associations will lend you the money to build a home.

Send for booklet to Joseph P. Day, 31 Nassau St. J. Clarence Davies, 149th St. & Third Ave. Agents and Auctioneers

Gerth's Realty Experts, and Alfred

H. Wagg, associated, announce that

hey will sell 400 restricted residen-

brook, L. I., at unreserved auction,

to satisfy mortgage foreclosure, on

Puesday, July 17th, to Saturday, July

21st. Sales on the property, 2:20 P. M.

IDEAL SMALL FARMS

nd 7:30 P. M. each day.

75% can remain on mortgage Convenient trains to Hastings from Grand Central Station 10:45 12:20 1:14 2:10 3:13 3:47 4:44

NEW JERSEY REAL ESTATE FOR SALE. NEW JERSEY REAL ESTATE FOR SALE LONG ISLAND REAL ESTATE FOR SALE

Why Pay More RENT?

Beautiful, Artistic Home, Near Lakes.



Bargain Price, \$7,250. Easy Terms. Plot 115x148 ft. Convenient Commutation 10 ROOMS, 2 BATHS.

oer. Near country club, golf, tenn oeing, bathin= and fishing. See thi ity; compare it with any priced at ear N. Y. Send for photograph.

F. B. WELLS, 170 Broadway.

REAL ESTATE FOR SALE-QUEENS,

REAL ESTATE FOR SALE-QUEENS,

HOUSE & 2 ACRES \$1350

On North Shore, commuting distance, near fresh water lake, boating, bathing and fishing; best property for chickens, vegetables, fruit and berries. ACRE FARMS, FRUIT AND SHADE TREES, \$250 \$25 DOWN-\$5 MONTHLY C. SMALL FARMS. 103 Flatbush Ave., Brooklyn. HANDSOME 7-ROOM HOME

Large airy rooms, heat, gas, electricity, modern stitchen and bath, porch, heautiful plot, all planted with variety of vegetables and flowers; near trolley, school, stores and station; owner will sell reasonable to interested party for \$200 cash and balance monthly. PARK, box 101 Sun office. IDEAL BUNGALOW

overlooking the ocean; 5 rooms and bath all modern improvements; gas, electricity etc.; large plot; select neighborhood; i minutes walk to sandy bathing beach; 40 minutes out; \$250 cash, balance easy terms BUNGALOW, box 160 Sun office. NEW HOUSE, GARDEN CITY EST.

** Froms. 1 baths, garage: 2 blocks from depot; best neighborhood; low price; easy terms or free lots as first payment. F. L. FERGUSON, 48 Orange St. Brooklyn.

**SEASHORE HOME, \$1,000, on easy terms: beautiful location, facing bay and ocean; garden plot, nice loosiity, improvements; near trolley, school, stores, etc. Write for further particulars. SHORE HOME, box 171 Sun office. FOR LOW COST, HIGH-GRADE BUNGA-LOWS AND HOME BUILDING PLOTS VISIT BEAUTIFUL BRIGHTWATERS: BOOKLET (ON REQUEST, T. B. ACKER-BON CO., 1 WEST 14TH ST., NEW YORK.

BAKER CROWELLING

FARMS FOR SALE. Money-Making Seashore Farm

120 Acres; Equipped Sawmill 120 Acres; Equipped Sawmill Borders sait water; good mill with retary gear, planer, shingle, isth and threshing machine; estimated machinery could not be replaced for \$1.890; fine view of water, near neighbors and steamboat landing; abundance of fresh fish, clams and lobsters; brown painted house, running water, basement barn; owner advanced in years, to be relieved of care of farm and mill at once will sell for only \$1.850, part cash, balance easy terms. For details and traveling instructions to see this and other seashore properties along the New England cossi, see page 4, our New Summer Catalogue, just out, copy free. E. A. Strout Farm Agency, Dept. 2018 H, 150 Nassau St., New York City.

350 Acre Farm, \$11,500

350 Acre Farm, \$11,500
Crops, Horses, 26 Cows
And heifers, 8 buils, calves, mula, poultry,
toels, machinery, two engines, etc., etc.;
thrown in by owner if taken soon, as he is
called to another State; a good part of the
150 acres of rich tillage is in smooth, fertile
river bottom; 60-cow, wire-fenced, springwatered pasture and a valuable woodland;
fine 2-story 10-room house, telephone, mail
delivered; a few steps to school; only two
miles to depot, village and high school; 35
ft stock barn, sito and hay barn; ice house
and large concrete milk house; \$11,500
takes all; easy terms to the right man; for
travelling instructions to see this moneymaking property see page 12, our Summer
Catalogue; just out; write to-dey for your
free copy. E. A. STROUT FARM AGENCY.
Dept. 1012 H, 150 Nassau St., New York
City.

PENNSTLVANIA FARM

FOR SALE—A 24-acre farm, near trolley, stores, creamery, schools, &c.; 5-room stone house in geod condition, good cellar, framobarn, different out-buildings, fruit, lasting water, all growing crops; possession at onco. Price \$1.750; only \$750 in cash required. For particulars address. FRANCIS W. WACK, Schwenksville, Pa. BUNGALOW at Lake Mahopa, five rooms and bath; three more rooms may be failed on second floor; on hilling plot with water front rights. Callifornia bungalow hour water head of the baths! In restricted section of Larchmont; five minutes walk from depot, three minutes walk from depot, water side of rail water from toller, water side of rail water from depot; convenient to schools, siores &c. Address Larchmont, dept. &c. Dept. Still and the baths! Still be and colling, inglescools, within five minutes walk from depot, three minutes in read for a construction of the minutes of the calling from out-buildings, fruit, lasting water, all growing crops, possession at onco.

HEAUTIFUL Dutch Colonial; hims rooms satisfies the minutes walk from depot, three minutes in re

Forest Kills Gardens

15 MINUTES FROM PENN. STATION A place of Artistic Surroundings. 25 new Houses for sale on attractive terms

47 West 34th St. New York

Forest Hills Long Island

Sales Agent

LITTLE NECK HILLS

The Berkshires of Long Island'

3 Homes Ready

86,850 87,250 87,250 lit at old-time material prices. SUB-tV from \$2d St. to Woodside con-ting artist L. I. R. electric trains. few minutes' run to Lattle Neck Station

Building Plots

at \$800 and Up.

Phone Cort. 3262. 220 B'way, N. Y.

Sage Foundation

NEW JERSEY REAL ESTATE FOR SALE.

Gentleman's Home at Cranford, N. J. A thoroughly modern home, 24 rooms and 3 baths; garage and carriage house, five scres laid out as residence park, bordering on Rahway River, frontage on three streets.

One of the show places of Cranford MUST BE SEEN TO BE APPRE-

Booklet and further particulars from Tet Core Sought Day

porce is also heared. Property is a min-utes from station. Fanwood is located between Westfield and Plainfield on the Central R. R. of New Jersey, less than 1 hour from New York. \$20,000 WHLL BUY THIS EXQUISITE PLACE, with EAST TERMS of pariment. It is a bargain. SEE IT: Inspection permit from

JOSEPH P. DAY, Agent,

31NassauSt., N.Y.City.Tel. 744 Cort.

No Matter What Happens

your home ts safe, when the title is insured. We insure titles to Real Estate in Bergen and Rockiand Counties. Write for our latest Booklet.

North Jersey Title Insurance Co., Hackensack, N. J.

N. Y. Rep .- Glenn K. Carver, 60 Wall St.

MODERN ALL-YEAR HOME Fanwood, N. J. Beautiful all year round Home, on two acres of well shaded land—frontage on three streets—8 master's bedrooms and 2 baths, 2 servants rooms and bath. The house, besides being heated by steam, has 6 open fireplaces; hot water supplied by "Budd" system. Enclosed porch is also heated. Property is 5 min-ties from station. Fanwood is located SEE THE NEW HOUSES AT

Kew Gardens

EAST FOREST HILLS-7-room house, 3-lot plot, garden, all improvements, 13,690, cash 1500; carrying charges 315 monthly i mile north of Kew Gardens; write for photos, and plans JOSEPH NEGREEN, S E 23 at, N. T. REAL ESTATE.

A NEW EFFICIENCY HOME at moderate priced residence coi-city in Hill section of Jamaica. Address DEGNON CONTRACTING CO., Hilliside Ave., Jamaica, N. Y. C.

REAL ESTATE WANTED. OWNERS of commercial water-fronts, factories, factory sites, warehouses, de-siring to sell or lease, should communi-cate with Floyd S. Corbin, Specialist, 10 Wall St. Tel. Rector \$171. REAL ESTATE FOR EXCHANGE.

IPTH AVENUE, Manhattan, and Brook-SUMMER COTTAGES FOR RENT.

LAKE GEORGE, N. V. Attractive 7 rean cettage, hardwood trim \$200. CLIRCHIGH, Elizabeth, N. J. SCHROON LAKE Advandacks Furnished cattage, from August 11d Catson 578 Whitlors Av. Brown PURNISHED BUNGALOW TO LET.

FURNISHED artistic log bungalow, ght rooms all improvements; near station access to ocean Deal Lake front re-

NEW JERSEY REAL ESTATE FOR SALE

DESIRABLE property for sale at Ridge-wood, N. J.; twelve-room house on corner of two principal streets; contains all modern improvements, hardwood floors, gas, electricity, hot water hearing, also two fluidshed rooms in attic, laundre in busconer; is minuter walk from station; excellent train service, fine vegetable garden, lawns, flower beds and grand old stated trees, har reasonable offer refused; lerges, part cash and balance on martgage if desired. Address Gen. P. O. Hox 1/41, N. Y. flay.

BEAUTIFUL California busqualow, hour out, in the hills, Stickley Craftsman design, seven rooms, bath, hat ware busdelegted lights; beamed usiling, inglemost, two fireplaces; large shaded plot, six minutes station; Western owner will sacrifice, Hox S. J.1. Mahwah, N. J.

THREE large lots with 14 roomed rot tage, furnished, on snany kneel wave park and lake, in dentral location in Behavior of the property of the station of the content of the part of the content of the park and lake, in dentral location in Behavior of tage, furnished, and interested in Heiser San office.

LAKE HOPATCONE S. L. Makers allowed root tage, reasonable, at impressments. As dress since the cottage, reasonable, at impressments and dress since the calling in the law of the minutes in the law of the minutes in the law of the law of the minutes in the part of the cottage. PARLICH, Broner in Farms, Ashury Pack, S. J.